



MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

£800 pcm



Ref: M5184

1 Lewellen Terrace, Chase Street, Wisbech, Cambridgeshire, PE13 3AT

MODERN TERRACE HOUSE. Situated in a residential location with accommodation including entrance hall, cloakroom, open plan lounge/kitchen, 2 bedrooms and family bathroom. Allocated parking to front, garden to rear. Benefiting from gas central heating and double glazing. Deposit and rent payable in advance.





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ENTRANCE HALL From double glazed front entrance door, radiator, stairs leading off.

CLOAKROOM 6' 1" x 5' 2" (1.85m x 1.57m) Double glazed window to front, radiator, low level wc, pedestal wash hand basin, housing gas fired boiler, fuse box.

KITCHEN/LOUNGE 21' 11" x 14' 0" (6.68m x 4.27m) Open plan kitchen/lounge area. Radiator, flat ceiling with spotlights, range of matching wall, base and draw units with worktop surfaces and tiled splashbacks, stainless steel sink bowl unit and drainer, ceramic hob with eye level double oven, double glazed window to side.

CONSERVATORY 11' 0" x 9' 7" (3.35m x 2.92m) Patio sliding doors to conservatory, tiled flooring with French door to garden.

FIRST FLOOR Stairs and landing, flat ceiling with loft hatch and light.

BEDROOM ONE 13' 0" x 11' 7" (3.96m x 3.53m) Two double glazed windows to rear, radiator, textured ceiling, fitted wall length mirrored wardrobe cupboards.

BEDROOM TWO 11' 1" x 6' 7" (3.38m x 2.01m) Double glazed window to front, radiator, textured ceiling, wardrobe cupboard.

BATHROOM 7' 1" x 6' 10" (2.16m x 2.08m) not overall measurement Double glazed window to side, tiled floor, textured ceiling, low level wc, pedestal wash hand basin, bath with shower over.

OUTSIDE Parking to front with handgate to side for rear garden access. Electric charging point to front. Rear garden laid to lawn, trees and shrubs, two decking areas.

SERVICES Mains water, electricity, gas and drainage. Heating via gas fired boiler.

VIEWING Please contact us to arrange a viewing. The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Neither the Seller nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing and parties do so entirely at their own risk.

DIRECTIONS From our March High Street Office travel out of the town heading towards Wisbech. Take the first turning into Wisbech at the roundabout onto Cromwell Road. At the roundabout take the second exit onto Lynn Road towards the Port Area and Walsoken. At the traffic lights turn left into De Havilland Road and follow this road, turn left into Cotterell Way. At the bottom of this road turn right into Chase Street and Lewellen Terrace can be found on the left.

COUNCIL TAX BAND A - £1,560

EPC RATING A

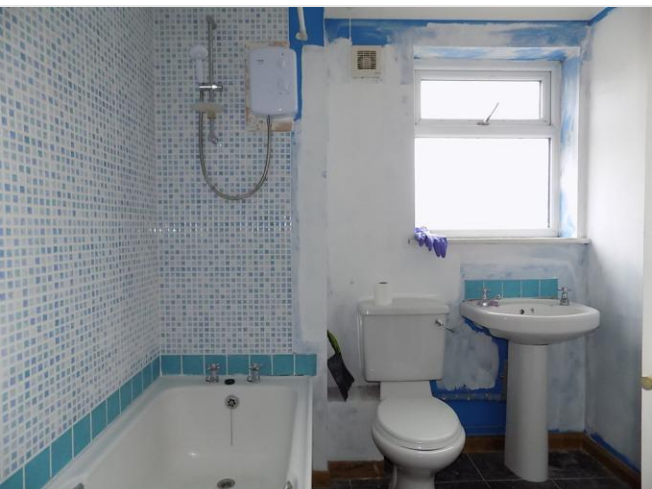
PAYMENT OF RENT Payment of rent for this property will be by Standing Order from your bank account. We are not able to accept payments by cash at our offices.

TENANCY DEPOSIT For all accepted tenancies a deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy and will be lodged with either the TDS or DPS unless otherwise stated.

PARTICULARS PREPARED 4th November 2024



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- **AGRICULTURAL SUBSIDY AND ENVIRONMENTAL SCHEMES**

ASK FOR DETAILS OF HOW WE CAN HELP YOU



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.